



**NOTICE OF PUBLIC HEARING - REVISED**

The **BACK BAY ARCHITECTURAL COMMISSION** will hold a public hearing:

**DATE: 2/12/2020**  
**TIME: 5:00 PM**  
**PLACE: BOSTON CITY HALL, ROOM 900, 9<sup>TH</sup> FLOOR**

Subject of the hearing will be applications for Certificates of Appropriateness on the agenda below, review of architectural violations, and such business as may come before the commission, in accordance with Ch. 625 of the Acts of 1966, as amended. Applications are available for review, by appointment, during business hours at the office of the Environment Department. Applicants or their representatives are required to attend, unless indicated otherwise below. Sign language interpreters are available upon request.

*After 5:30 p.m., enter and exit City Hall at the Dock Square entrance on Congress Street (across from Faneuil Hall).*

**I. VIOLATIONS COMMITTEE – Public Meeting**

**4:30pm**

**VIO.20.052 BB                    273 to 275 Clarendon Street**

At side elevation, unapproved installation of pvc piping.

**RATIFICATION OF 11/13/2019 PUBLIC MEETING MINUTES**

**II. DESIGN REVIEW PUBLIC HEARING**

**20.764 BB                    18 Newbury Street:**

Applicant: Michael McGowan

Proposed Work: At roof install two HVAC condenser units; at side (west) elevation infill four existing window openings; and at rear elevation remove existing HVAC units, supports, piping and conduit, install new HVAC piping and conduit, modify cellar door, replace cellar louvers with insulated panels, replace fire escape doors, replace windows obscured by elevator and mechanical area with spandrel glass, and replace existing windows.

**20.763 BB                    8 Newbury Street:**

Applicant: Julie Reker

Proposed Work: At front façade re-paint façade bronze color, install flagpole and signage, install decorative metal screen at interior of first and second story windows and install new door hardware; and at rear elevation install new metal louver vent and install opaque film at windows.

- 20.768 BB**      **3 Arlington Street:**  
 Applicant: John Meyer  
 Proposed Work: At side (south) elevation replace two cellar windows in-kind; and at side (south) elevation of rear ell install three exhaust vents.
- ~~**20.549 BB**      **416 Commonwealth Avenue: WITHDRAWN BY APPLICANT**~~  
~~Applicant: Kathleen DiMasi~~  
~~Proposed Work: At side (west) elevation replace existing privacy wall.~~
- 20.761 BB**      **149-155 Newbury Street:**  
 Applicant: Whitnev Robinette. L3 149 Newbury Street LLC  
 Proposed Work: Construction of a new, mixed-use (retail/office) building on the site of the existing surface parking lot.

**III. ADMINISTRATIVE REVIEW/APPROVAL:** *In order to expedite the review process, the commission has delegated the approval of certain work items, such as those involving ordinary maintenance and repair, restoration or replacement, or which otherwise have a minimal impact on a building's appearance, to commission staff pending ratification at its monthly public hearing. **Having been identified as meeting these eligibility criteria and all applicable guidelines, the following applications will be approved at this hearing:***

► Applicants whose projects are listed under this heading **NEED NOT APPEAR** at the hearing. Following the hearing, you will be issued a Determination Sheet to present at the Inspectional Services Department (1010 Massachusetts Avenue) as proof of project approval when applying for permits. ISD personnel will send an electronic copy of your building-permit application to the commission staff for review. (To avoid potential confusion, the text of your building-permit application should be consistent with the project description given below.) Commission staff will accordingly authorize the execution of the work, attaching any applicable provisos, reflecting the relevant guidelines and precedents.

► **PLEASE NOTE THAT FOLLOWING ISSUANCE OF THE DETERMINATION SHEET NO FURTHER CORRESPONDENCE WILL BE ISSUED FOR THE APPLICATIONS LISTED BELOW.** The electronic building-permit application as annotated by commission staff will constitute your Certificate of Appropriateness; this will be valid for one year from the date of the hearing. The applicant is required to notify the commission of any project changes; failure to do so may affect the status of the approval.

If you have any questions not addressed by the above information, please contact staff at 617.635.3850 or [BackBayAC@boston.gov](mailto:BackBayAC@boston.gov). Thank you.

- 20.752 BB**      **282 Beacon Street:** At rear elevation replace sixth-story bowed steel window in-kind.
- 19.1113 BB**      **342 Beacon Street:** Replace thirteen deteriorated wood windows in-kind.
- 20.762 BB**      **351 Beacon Street:** At front façade replace concrete sidewalk with granite pavers. Restore sandstone curb, refurbish fence and re-landscape front garden.
- 20.711 BB**      **565 Boylston Street:** At front façade replace existing window signage.
- 20.771 BB**      **35 Commonwealth Avenue:** At front façade's entry install handrails and replace entry doors in-kind.
- 20.722 BB**      **61 Commonwealth Avenue:** At roof replace existing HVAC condenser in-kind.
- 20.716 BB**      **370 Commonwealth Avenue:** At rear elevation remove generator and install new steel frame and generator.

- 20.778 BB**                    **29 Fairfield Street:** At roof replace black rubber membrane roofing and copper flashing in-kind.
- 20.755 BB**                    **107 Marlborough Street:** At front façade add additional wall plaque.
- 20.760 BB**                    **382 Marlborough Street:** At rear elevation replace fence with new wood fence.
- 20.765 BB**                    **150 Newbury Street:** At roof replace slate, flashing and black rubber membrane roof in-kind; install new copper cladding and doors at penthouse, and install new heat trace system at gutters and downspouts.
- 20.772 BB**                    **222A Newbury Street:** At front façade replace existing wall sign.
- 20.756 BB**                    **223 Newbury Street:** At roof replace black rubber membrane roof and skylights in-kind.
- 20.747 BB**                    **226 Newbury Street:** At front façade replace existing wall sign.

**IV. RATIFICATION OF 1/8/2020 PUBLIC HEARING MINUTES**

**V. ADVISORY REVIEW**

~~**374 Commonwealth Avenue (Harvard Club): WITHDRAWN BY APPLICANT**  
 —Demolish existing rear addition and replace with new multi-story addition.~~

**VI. STAFF UPDATES**

**VII. PROJECTED ADJOURNMENT: 6:30PM**

**DATE POSTED: 2/7/2020**

**BACK BAY ARCHITECTURAL DISTRICT COMMISSION**

Kathleen Connor (*Chair*), Iphigenia Demetriades (*Vice-Chair*);

*Members:* John Christiansen (*Neighborhood Association of the Back Bay*), Kathleen Connor (*Back Bay Association*), Iphigenia Demetriades (*Greater Boston Real Estate Board*), Vacant (*Back Bay Association*), Patti Quinn (*Neighborhood Association of the Back Bay*), Lisa Saunders (*Mayor's Office*), Vacant (*Mayor's Office*), 2 Vacant (*Boston Society of Architects*)

*Alternates:* David Eisen (*Boston Society of Architects*), Jerome CooperKing (*Neighborhood Association of the Back Bay*), Kenneth Tutunjian (*Greater Boston Real Estate Board*), Robert Weintraub (*Mayor's Office*), David Sampson (*Back Bay Association*)

cc: Mayor/ City Council/ City Clerk/ Boston Planning and Development Authority/ Law Department/ Parks and Recreation/ Inspectional Services Department/ Boston Art Commission/ Neighborhood Services/ Owner(s)/ Applicants/ Abutters/ Civic Design Commission/ Commissioners/ Office of Persons with Disabilities/ Architectural Access Board/ Back Bay Sun/ Back Bay Neighborhood Association/ Back Bay Association/ Garden Club of the Back Bay/ Newbury Street League